

BOARD OF APPEAL REFERRALS

May 12, 1983

1. Z-5958 Robert A. Paolucci
44r Rockview Street, Jamaica Plain
2. Z-6125 William D. Ready
620 Columbus Avenue, Boston
3. Z-6128 Neil A. Finlayson
7 New Bedford Street, Hyde Park
4. Z-6138 David J. Abdou
5201-5203 Washington Street, West Roxbury
5. Z-6147 Peter MacLellan
15 Alaric Street, West Roxbury
6. Z-6151 Vincent Keely
763 Truman Parkway, Hyde Park
7. Z-6163-6165 Mark Domurat / Monarch Development Company
27a-b-c Mayfield Street, Dorchester
8. Z-6171 Children's Hospital Medical Center
17-25 Blackfan Street, Boston
9. Z-6172 George Kantelis
277-293a Northampton Street, Boston
10. Z-6173 754 Centre Realty Trust
754 Centre Street, Jamaica Plain
11. Z-6174 South Huntington Court Realty Trust
321 South Huntington Avenue, Jamaica Plain
12. Z-6175 Thomas Whoriskey
1447 Tremont Street, Roxbury
13. Z-6178 Shell Oil Co.
655 William T. Morrissey Boulevard, Dorchester
14. Z-6179 Fred M. Battista
156 Liverpool Street, East Boston
15. Z-6181 Orchard Realty Trust
73-79 State and 206 Kilby Streets, Boston
16. Z-6188 Phillip Shinnick
49 Weld Hill Street, Jamaica Plain
17. Z-6198 Aurora Diaz Ibarra
9 Temple Street, West Roxbury
18. Z-6194 Dartmouth Street Limited Partnership
314 Dartmouth Street, Boston
19. Z-6201 Emerald Society of the City of Boston Police Department
8-12 Birch Street, Roslindale
20. Z-6202 Frederick J. DeRoma
55 Grew Avenue, Roslindale
21. Z-6203 Stephen Magowan
3 Parley Vale, Jamaica Plain
22. Z-6215 Elizabeth Buckley
33 Marine Road, South Boston
23. Z-6216 Pond Realty Trust
65-66 Beacon Street, Boston
24. Z-6218 Edward J. Ruel
1542 Columbus Avenue, Roxbury
25. Z-6220 Massachusetts Eye and Ear Infirmary
317-325 Cambridge Street, Boston
26. Z-6222 Boylston Partners
675-691 Boylston Street, Boston
27. Z-6224 819 Beacon Street Trust
809-821 Beacon Street

Resubmitted:

28. Z-6142 William J. and Mary K. Buckley
180 Marlborough Street, Boston

MEMORANDUM

May 12, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 5/17/83

Z-5958
Robert A. Paolucci
44r Rockview Street, Jamaica Plain
near Robinwood Avenue

2½-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: use premises for outdoor storage of two oil delivery trucks.

Violation(s):
Section

Storage of trucks is forbidden use.

Access to rear lot is insufficient.

Truck storage is inappropriate in a residential neighborhood. Neighbors and Jamaica Plain Community Development Corporation are concerned about improper maintenance of property and safety conditions. Recommend denial.

VOTED: In reference to petition Z-5958, Robert A. Paolucci, 44r Rockview Street, Jamaica Plain, for a forbidden use and a variance to use premises for outdoor storage of two oil delivery trucks in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Truck storage is inappropriate in residential neighborhood. Neighbors and Jamaica Plain Community Development Corporation are concerned about improper maintenance of property and safety conditions.



Z-5958

44(R) ROCKVIEW ST.

(J.P.)

Board of Appeal Referrals 5/12/83

Hearing: 5/17/83

Z-6125
William D. Ready
620 Columbus Avenue, Boston
near Camden Street

Three-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-1</u>

Purpose: change occupancy from three to four apartments.

Violation(s):

Increase of conditional use.

Basement will be renovated for additional unit. Recommend approval with proviso.

VOTED: In reference to petition Z-6125, William D. Ready, 620 Columbus Avenue, Boston, for a conditional use for change of occupancy from three to four apartments in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.



Z-6125
620 COLUMBUS AVE
(B.P.)

Board of Appeal Referrals 5/12/83

Hearing: 5/17/83

Z-6128
Neil A. Finlayson
7 New Bedford Street, Hyde Park
near Beacon Street

1½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

Purpose: erect addition to one-family dwelling.

Violation(s):

Side yard is insufficient.

Family room addition. Yard violation is minimal. Recommend approval.

VOTED: In reference to petition Z-6128, Neil A. Finlayson, 7 New Bedford Street, Hyde Park, for a variance to erect addition to a one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Side yard violation is minimal.

Z-6128
7 NEW BEDFORD ST.
(H.P.)



Board of Appeal Referrals 5/12/83

Hearing: 5/17/83

Z-6138

David J. Abdou

5201-5203 Washington Street, West Roxbury
at Grove Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from offices, repair shop, inspection bay, and ice cream store to these uses and sales-display of used cars.

Violation(s):

Sale of motor vehicles within a building is forbidden use.

Washington and Grove Streets intersection is hazardous; additional auto use will intensify existing congested traffic conditions. Local neighborhood association is opposed. Recommend denial.

VOTED: In reference to petition Z-6138, David J. Abdou, 5201-5203 Washington Street, West Roxbury, for a forbidden use for change of occupancy from offices, repair shop, inspection bay, and ice cream store to these uses and sales-display of used cars in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Washington and Grove Streets intersection is hazardous; additional auto use will intensify existing congested traffic conditions. Neighborhood association is opposed.

Z-6138
5201-03 WASHINGTON ST.
(W.R.)

Board of Appeal Referrals 5/12/83

Hearing: 5/17/83

Z-6147

Peter MacLellan

15 Alaric Street, West Roxbury
near Centre Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect two-car garage accessory to one-family dwelling.

Violation(s):

Side yard is insufficient.

Garage foundation is existing. Abutters support proposal, which will benefit elderly appellants. Recommend approval with proviso.

VOTED: In reference to petition Z-6147, Peter MacLellan, 15 Alaric Street, West Roxbury, for a variance to erect a two-car garage accessory to a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review. Garage foundation is existing. Abutters support petition.



15 ALARIC ST.
(W.R.) Z 26147

Board of Appeal Referrals 5/12/83

Hearing: 5/17/83

Z-6151
Vincent Keely
763 Truman Parkway, Hyde Park
near Dana Avenue

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: legalize occupancy - six-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and off-street parking are insufficient.

Occupancy has existed approximately ten years. Recommend approval with provisos.

VOTED: In reference to petition Z-6151, Vincent Keely, 763 Truman Parkway, Hyde Park, for a forbidden use and two variances to legalize occupancy for six-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the property be maintained and that there be no parking in the driveway.



763 TRUMAN PKWY
(H.P.)
Z-6151

Board of Appeal Referrals 5/12/83

Hearing: 5/17/83

Z-6163-6165

Mark Domurat / Monarch Development Company
 27a-b-c Mayfield Street, Dorchester
 near Dorchester Avenue

7,083 square feet of land

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect three attached one-family dwellings (townhouses)

Violation(s):

Lot area, width, frontage, and front and rear yards are insufficient..

The multiple violations indicate the inappropriateness of the proposal for this lot and this residential area. There is strong neighborhood opposition.
Recommend denial.

VOTED: In reference to petitions Z-6163-6165, Mark Domurat, Monarch Development Company, 27a-b-c Mayfield Street, Dorchester, for thirteen variances to erect three attached one-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The multiple violations indicate the inappropriateness of the proposal for this lot and this residential area. There is strong neighborhood opposition.



2-6163-65

27A-B-C MAYFIELD ST.
(DOR.)

8

Board of Appeal Referrals 5/12/83

Hearing: 5/17/83

Z-6171

Children's Hospital Medical Center
17-25 Blackfan Street, Boston
near Longwood Avenue

Vacant land

District(s):	apartment	H-3	general business	B-4	industrial	_____
	residential	_____	local business	_____	waterfront	_____
	single family	_____			manufacturing	_____

Purpose: parking of 103 cars for fee.

Violation(s):

Parking lot for fee is forbidden use.

Facility will provide needed parking for patients, visitors, clients, and customers of the Children's Medical complex and will alleviate on-street parking in this congested area. Recommend approval with proviso.

VOTED: In reference to petition Z-6171, Children's Hospital Medical Center, 17-25 Blackfan Street, Boston, for a forbidden use to use premises for parking of 103 cars for fee in apartment (H-3) and general business (B-4) districts, the Boston Redevelopment Authority recommends approval provided plans including landscaping are submitted for design review.



RIVER

NETHERLANDS ROAD

MUDDY

BROOKLINE

RIVERWAY

PILGRIM

FRANCIS

OVERHILL
THORACIC
CLINIC

NEW ENGLAND
DEACONESS
HOSPITALS

DEACONESS
ROAD

PARK
ROAD

AVENUE

SUB
STATION

ROAD

PENBODY

BROOKLINE
AVE
MEDICAL
BLDG

JIMMY
FUND

RESEARCH
LABORATORIES

BINNEY

HOUSE
OF THE
GOOD
SAMARITAN

JIMMY
FUND
BLDG

CHILDRENS

BLACKFAN

HOSPITAL

CHILDREN

LONGWOOD
MEDICAL
BLDG

STREET

AVENUE

HARVARD

MEDICAL

SCHOOL

PETER

BRIGHTMAN

BENT

HOSPITAL

RAMP

STREET

Z-6171

17-25 BLACKFAN ST.

BRIGHTON (B.P.)

CIRCLE

AVENUE

Board of Appeal Referrals 5/12/83

Hearing: 5/24/83

Z-6172
George Kantelis
277-293a Northampton Street, Boston
near Columbus Avenue

One-story structure

District(s):	apartment_____	general business <u>B-2</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

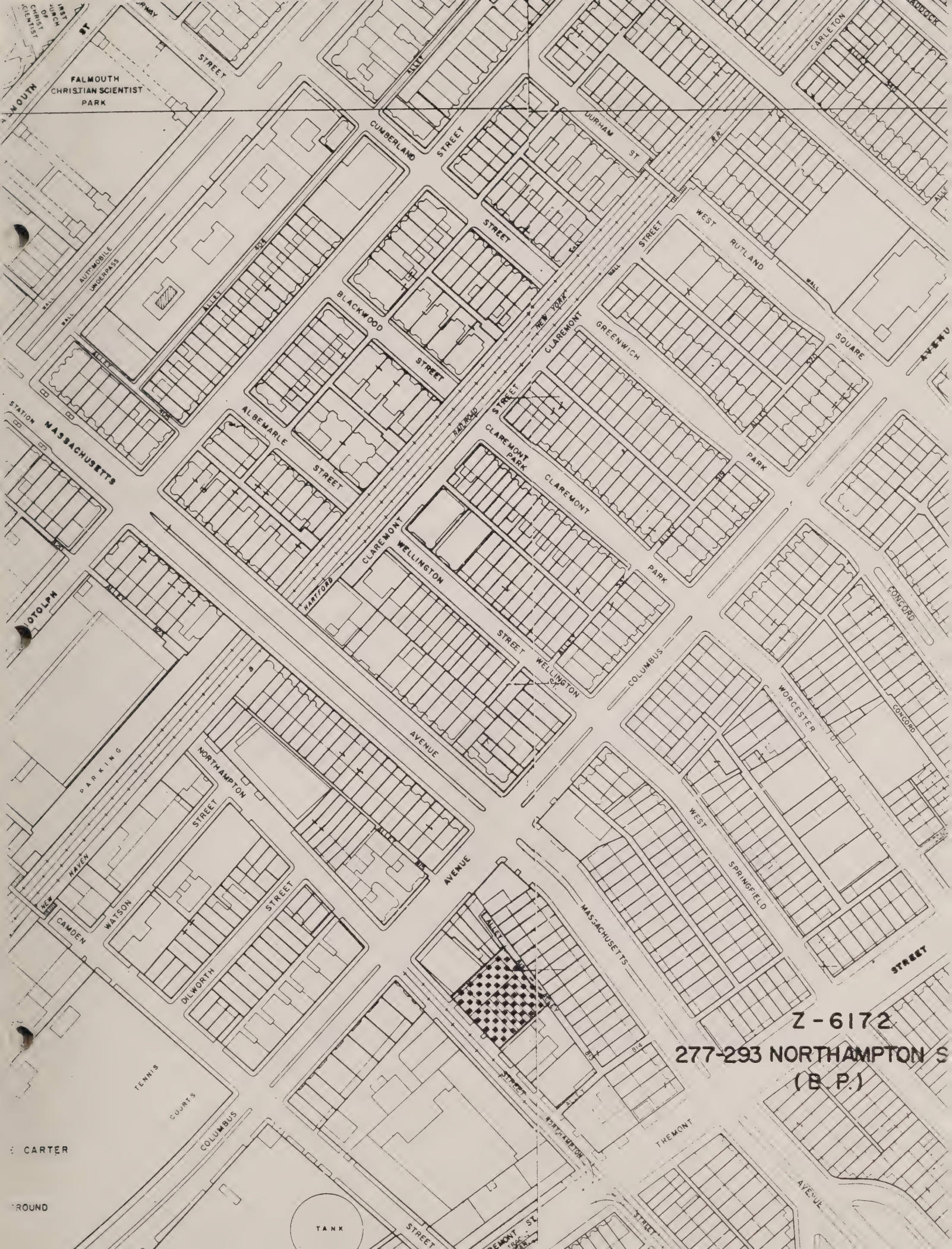
Purpose: use premises for parking accessory to automotive structure.

Violation(s):

Accessory off-street parking is conditional in restricted parking district.

Parking of employee and customer cars will alleviate congested on-street parking. Columbus Avenue A.M.E. Zion Church supports proposal. Recommend approval with proviso.

VOTED: In reference to petition Z-6172, George Kantelis, 277-293a Northampton Street, Boston, for a conditional use to use premises for parking accessory to automotive structure in a general business (B-2) district, the Boston Redevelopment Authority recommends approval provided lot is surfaced and is maintained free of debris.



Z-6172
277-293 NORTHAMPTON S
(B.P.)

Board of Appeal Referrals 5/12/83

Hearing: 5/24/83

Z-6173
754 Centre Realty Trust
754 Centre Street, Jamaica Plain
at Greenough Street

Four-story structure

District(s):	apartment_____	general business B-1_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from 16 to 23 apartments.

Violation(s):

- Dwelling converted for more families is forbidden use.
- Floor area is excessive.
- Open space and off-street parking are insufficient.

Conversion to 23 units is inappropriate; no provisions for off-street parking. This "Monument" section of Centre Street is severely congested with vehicular traffic. Neighborhood concerns indicated in proposed vote. Summer Hill Civic Association and Jamaica Plain Community Development Corporation are opposed.
Recommend denial.

VOTED: In reference to petition Z-6173, 754 Centre Realty Trust, 754 Centre Street, Jamaica Plain, for a forbidden use and three variances for change of occupancy from 16 to 23 apartments in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Conversion is inappropriate; no provisions for off-street parking. This "Monument" section of Centre Street is severely congested with vehicular traffic. Neighborhood concerns are: on-street parking, trash left for long periods, maintenance of building. Summer Hill Civic Association and Jamaica Plain Community Development Corporation are opposed.



754 CENTRE ST
(J.P.)

276173

(J.P.)

Board of Appeal Referrals 5/12/83

Hearing: 5/24/83

Z-6174

South Huntington Court Realty Trust
321 South Huntington Avenue, Jamaica Plain
at Bynner Street

Three-story structure

District(s):	apartment	H-1	general business	_____	industrial	_____
	residential	_____	local business	_____	waterfront	_____
	single family	_____			manufacturing	_____

Purpose: change occupancy from 13 to 15 apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

Additional units will provide needed rental housing. No community response.
Recommend approval with proviso.

VOTED: In reference to petition Z-6174, South Huntington Court Realty Trust, 321 South Huntington Avenue, Jamaica Plain, for a forbidden use and three variances for change of occupancy from 13 to 15 apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.

Z-6174

324 SOUTH HUNTINGTON AVE.
(B.P.)



Board of Appeal Referrals 5/12/83

Hearing: 5/24/83

Z-6175
Thomas Whoriskey
1447 Tremont Street, Roxbury
at Parker Street

Three-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy to two apartments, tavern, pool room, one video game, and one pinball machine.

Violation(s):

Restaurant with entertainment is forbidden use.

No record of legal occupancy. Above occupancies are existing conditions. Mission Hill Planning Commission has no objection. Recommend approval.

VOTED: In reference to petition Z-6175, Thomas Whoriskey, 1447 Tremont Street, Roxbury, for a forbidden use to change occupancy to two apartments, tavern, pool room, one video game, and one pinball machine in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. There is no record of legal occupancy. Above occupancies are existing conditions. Mission Hill Planning Commission has no objection.



2-6175

TREMONT ST

ROXBURY

ST

Board of Appeal Referrals 5/12/83

Hearing: 5/24/83

Z-6178

Shell Oil Co.

655 William T. Morrissey Boulevard, Dorchester
at Freeport Street

Gas service station

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: install two new pump islands; reduce size of building;
eliminate bays.

Violation(s):

Gas service station is forbidden in S-.5 district and conditional
in L-.5 district.

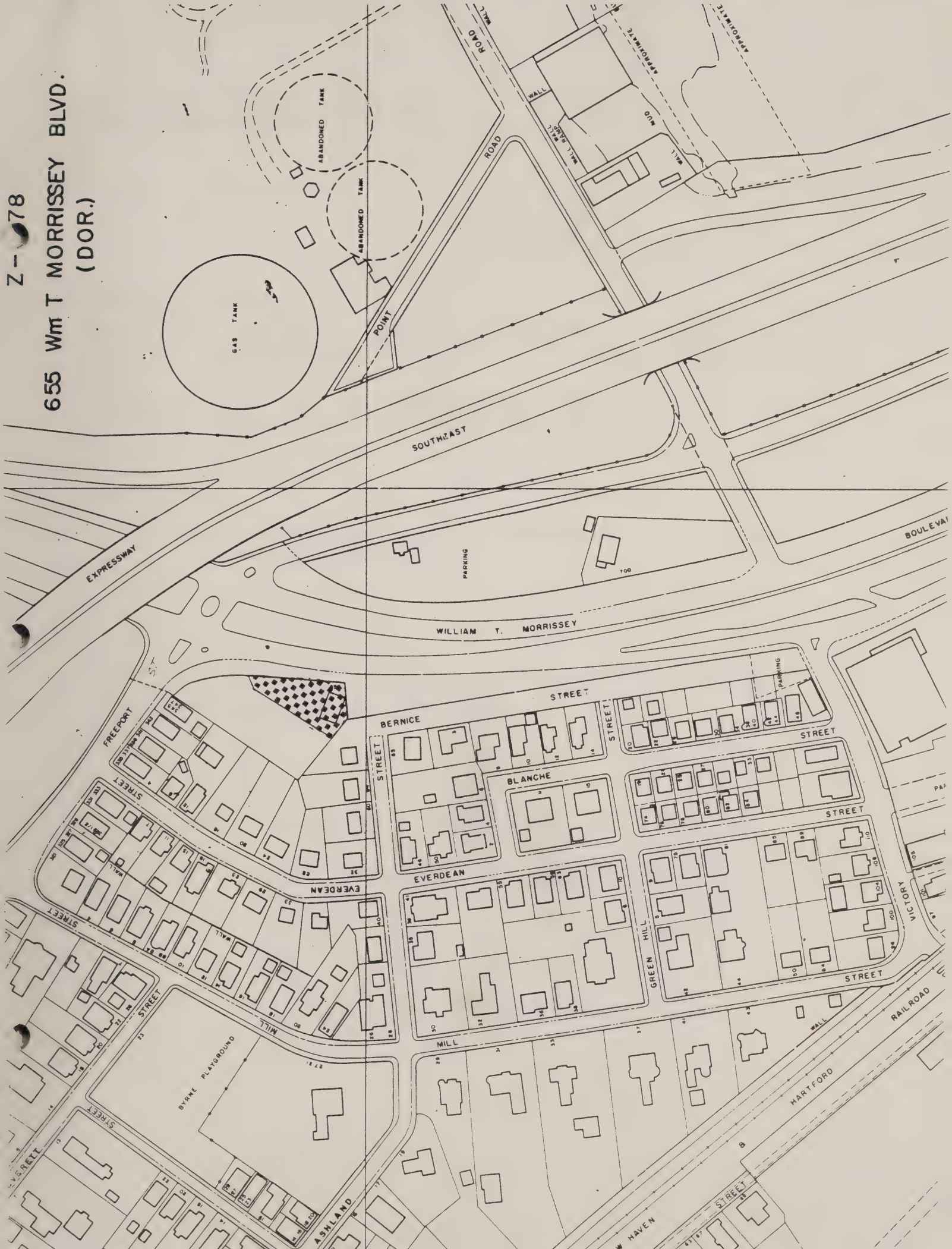
Front and rear yards are insufficient.

Substantial alterations will convert facility to full self service operation.
Recommend approval with proviso.

VOTED: In reference to petition Z-6178, Shell Oil Co.,
655 William T. Morrissey Boulevard, Dorchester,
for a forbidden use, a conditional use, and
two variances to alter gas service station for
full self-service operation in single family
(S-.5) and local business (L-.5) districts, the
Boston Redevelopment Authority recommends
approval provided facility complies with Board
of Appeal guidelines for gas service stations.

Z-78

655 Wm T MORRISSEY BLVD.
(DOR.)



14

Board of Appeal Referrals 5/12/83

Hearing: 5/24/83

Z-6179

Fred M. Battista

156 Liverpool Street, East Boston
near Central Square

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-2

Purpose: continue use: wash stand garage, car rental and towing, sale of
used auto parts, dismantling of motor vehicles.

Violation(s):

Dismantling of motor vehicles and storage and sale of used auto
parts are a forbidden use.

In variance with former decision of Board of Appeal.

Dismantling of vehicles and sale of used auto parts granted by Board of Appeal
for one-year trial period, which expired March 1982. No response from
community. Recommend approval with provisos.

VOTED: In reference to petition Z-6179, Fred Battista, 156
Liverpool Street, East Boston, for a forbidden use
and variance to continue wash stand garage, car
rental and towing, sale of used auto parts, and
dismantling of motor vehicles in a manufacturing
(M-2) district, the Boston Redevelopment Authority
recommends approval with the following provisos:
that all vehicles be stored on premises; that there
be no on-street parking at any time; that no open
flame or torches be used in dismantling of cars;
that existing screen fence be retained; that site
be maintained free of debris.

This is a detailed street map of the area around 156 Liverpool St. (E.B.). The map shows a grid of streets including Maerick, Border, Liverpool, London, Havre, Paris, Cove, Callahan, Summer Tunnel Entrance, Tunnel Exit, Bennington, and Saratoga. A specific building at 156 Liverpool St. is highlighted with a checkered pattern. Other landmarks include the Bulkhead, Pierhead, and Central Square. The map also shows various other streets and buildings in the area, including a playground and a school.

Board of Appeal Referrals 5/12/83

Hearing: 5/24/83

Z-6181
Orchard Realty Trust
73-79 State and 2-6 Kilby Streets,
Boston

Parking lot

District(s): apartment _____ general business B-10 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: continue parking of 19 vehicles for fee

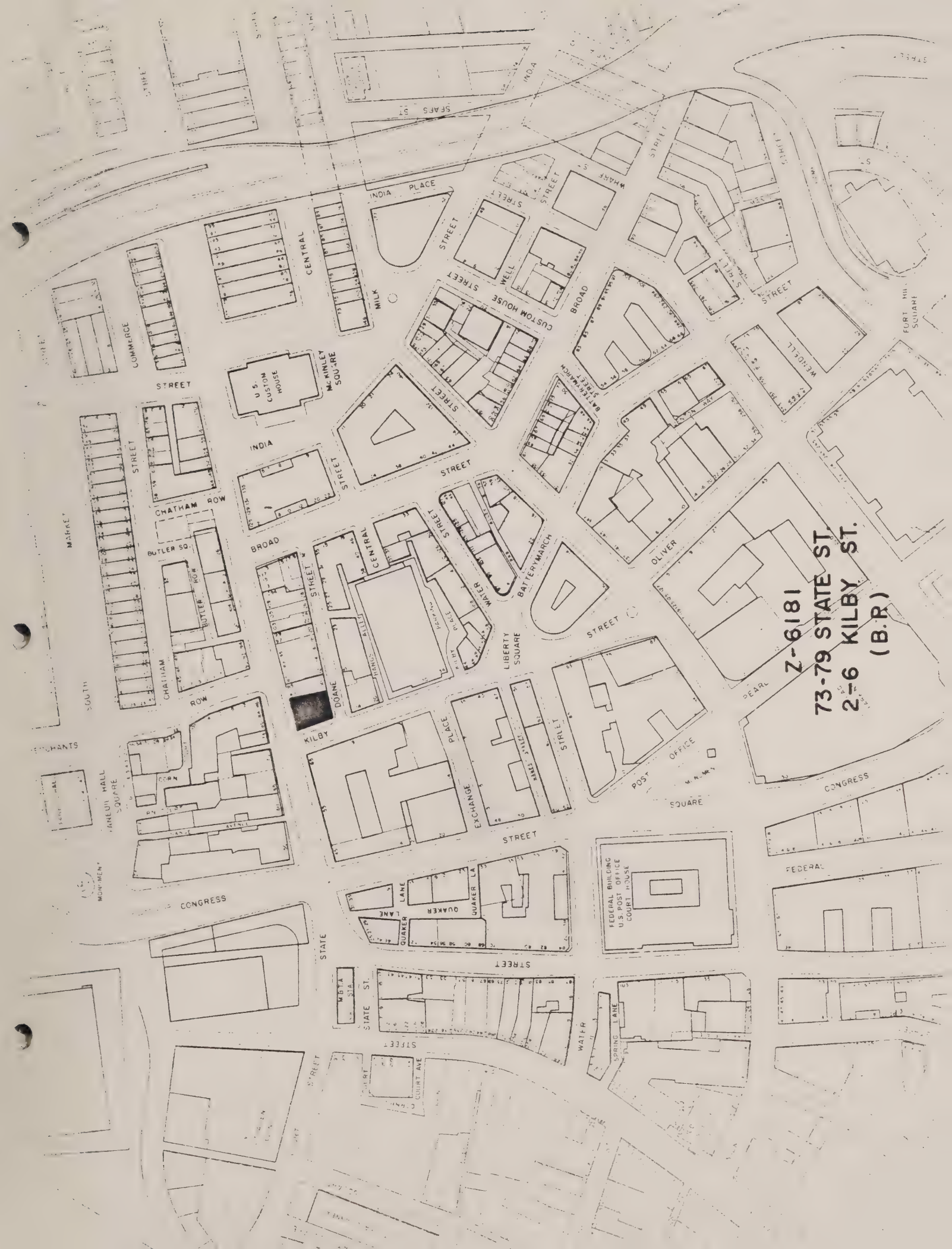
Violation(s):

Parking lot is conditional use.

In variance with former decision of Board of Appeal.

In 1975, 1979, and 1981 the Board of Appeal with Authority concurrence allowed the operation of this small lot. Current permit expires May 5. Staff has no objection to additional two years. Recommend approval with provisos.

VOTED: In reference to petition Z-6181, Orchard Realty Trust, 73-79 State and 2-6 Kilby Streets, Boston, for a conditional use and variance to continue parking of nineteen vehicles for fee in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with proviso that use be allowed to continue for two years.



Z-6181
73-79 STATE ST.
2-6 KILBY ST.
(B.R.)

Board of Appeal Referrals 5/12/83

Hearing: 5/17/83

Z-6188
Phillip Shinnick
49 Weld Hill Street, Jamaica Plain
near Wachusett Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Occupancy has existed approximately twenty years and is consistent with residential neighborhood. Recommend approval.

VOTED: In reference to petition Z-6188, Phillip Shinnick, 49 Weld Hill Street, Jamaica Plain, for a forbidden use and a variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Occupancy has existed approximately twenty years and is consistent with residential neighborhood.



Z - 6188
49 WELD HILL ST.
(J.P.)

Board of Appeal Referrals 5/12/83

Hearing: 5/24/83

Z-6194
Dartmouth Street Limited Partnership
314 Dartmouth Street, Boston
near Marlborough Street

Four-story structure

District(s): apartment H-3-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

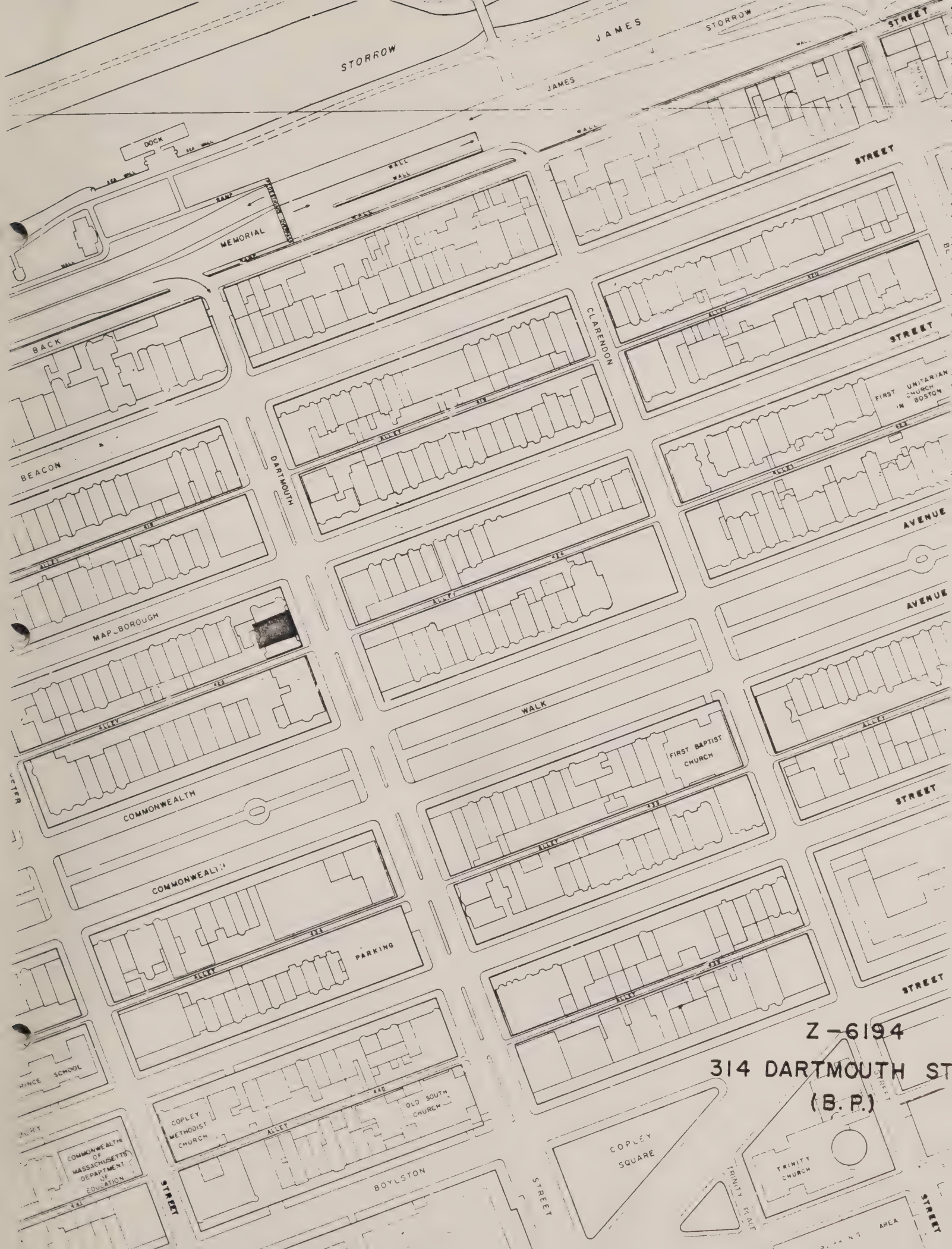
Purpose: change occupancy from chapel and offices to offices.

Violation(s):

Extension of nonconforming use.

Proposal is inconsistent with policy of Neighborhood Association of the Back Bay to return buildings to residential occupancy. Recommend denial.

VOTED: In reference to petition Z-6194, Dartmouth Street Limited Partnership, 314 Dartmouth Street, Boston, for an extension of a nonconforming use for change of occupancy from chapel and offices to offices in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial. Proposal is inconsistent with policy of Neighborhood Association of the Back Bay to return buildings to residential occupancy.



Z-6194

314 DARTMOUTH ST

(B.P.)

18

Board of Appeal Referrals 5/12/83

Hearing: 5/17/83

Z-6198

Aurora Diaz Ibarra

9 Temple Street, West Roxbury
near Centre Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: change occupancy from one- to two-family dwelling.

Violation(s):

Two-family dwelling is forbidden use.

Dwelling converted for more families is forbidden use.

Lot area, width, and frontage and front and side yards are insufficient.

Last year the Board of Appeal with Authority concurrence denied petitioner conversion to three-family dwelling. Neighborhood is still concerned about parking and maintenance of property. Centre Spring Civic Association expressed opposition. Petitioner should meet with neighbors to resolve differences. Recommend denial without prejudice.

VOTED: In reference to petition Z-6198, Aurora Diaz Ibarra, 9 Temple Street, West Roxbury, for two forbidden uses and five variances for change of occupancy from one- to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Last year Board of Appeal denied conversion to three-family dwelling. Neighborhood is still concerned about parking and maintenance of property. Centre Spring Civic Association has expressed opposition. Petitioner should meet with neighbors to resolve differences.

BILLINGS FIELD

Z-6198
9 TEMPLE ST
(W.R.)



Board of Appeal Referrals 5/12/83

Hearing: 5/17/83

Z-6201
Emerald Society of the City of Boston
Police Department
8-12 Birch Street, Roslindale
near South Street

One-story structure

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from bank to social club and function hall.

Violation(s):

Off-street parking is insufficient.

Occupancy is existing. Traffic and parking are acute problems in Roslindale Square. The Elks, Sons of Italy, Masonic Hall, and a Greek Church are located within the Square perimeter and all hold functions. Petitioner must arrange with nearby facilities to provide required off-street parking. Neighborhood response is mixed. Recommend approval with proviso.

VOTED: In reference to petition Z-6201, Emerald Society of the City of Boston Police Department, 8-12 Birch Street, Roslindale, for a variance for change of occupancy from bank to social club and function hall in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that petitioner arrange with nearby facilities to provide required off-street parking. Occupancy is existing. Traffic and parking are acute problems in Roslindale Square. The Elks, Sons of Italy, Masonic Hall, and a Greek Church are located within the perimeter of the Square and all hold functions.

denied



8-12

BIRCH

ST

(ROS.)

Z-6201

Board of Appeal Referrals 5/12/83

Hearing: 5/24/83

Z-6202
Frederick J. DeRoma
55 Grew Avenue, Roslindale
near Poplar Street

20,000 square feet of land

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect one-story contractor's garage.

Violation(s):

Outdoor storage of new building materials and contractor's equipment is forbidden use.

Garage for contractor's equipment is forbidden use.

Rear yard is insufficient.

Contractor's yard with noise and truck traffic is undesirable in residential neighborhood. Residents' reaction mixed. Recommend denial.

VOTED: In reference to petition Z-6202, Frederick J. DeRoma, 55 Grew Avenue, Roslindale, for two forbidden uses and a variance to erect a one-story contractor's garage in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. Contractor's yard with noise and truck traffic is undesirable in residential neighborhood.



Z-6202
55 GREW AVE.
(ROS)

Board of Appeal Referrals 5/12/83

Hearing: 5/17/83

Z-6203
 Stephen Magowan
 3 Parley Vale, Jamaica Plain
 near Parley Avenue

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from nursing home to six apartments.

Violation(s):

Multifamily dwelling is forbidden use.

Lot area is insufficient.

Number of stories is excessive.

Similar petition was presented by previous owner last year; Authority recommended approval of four units and Board of Appeal concurred.

Again, the proposal is excessive. Four units would be acceptable to community and abutters. Street is narrow and unpaved. Recommend approval with provisos.

VOTED: In reference to petition Z-6203, Stephen Magowan, 3 Parley Vale, Jamaica Plain, for a forbidden use and two variances for change of occupancy from nursing home to six apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that the occupancy not exceed four units; that plans for reduced occupancy be submitted for design review. Board of Appeal granted approval of four units last year to previous owner. Current proposal is excessive.



Z-6203
3 PARLEY VALE
(J.P.)

Board of Appeal Referrals 5/12/83

Hearing: 5/17/83

Z-6215
Elizabeth Buckley
33 Marine Road, South Boston
near I Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from four to five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Proposal is incompatible with existing neighborhood density and would
create an undesirable precedent. Recommend denial.

VOTED: In reference to petition Z-6215, Elizabeth Buckley,
33 Marine Road, South Boston, for a forbidden use
and two variances for change of occupancy from four
to five apartments in a residential (R-.8) district,
the Boston Redevelopment Authority recommends denial.
Proposal is incompatible with existing neighborhood
density and would create an undesirable precedent.



Z - 6215
33 MARINE RD.
(S.B.)

Board of Appeal Referrals 5/12/83

Hearing: 5/17/83

Z-6216
Pond Realty Trust
65-66 Beacon Street, Boston
at Charles Street

Seven-story structure

District(s):	apartment <u>H-2-65</u>	general business _____	industrial _____
	residential _____	local business <u>L-2-65</u>	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from 15 apartments, offices, and bank to
15 apartments, offices, and dental offices.

Violation(s):

Change in nonconforming use.

Dental offices would replace Mutual Bank occupancy. Proposal is consistent
with commercial character of immediate area. Recommend approval.

VOTED: In reference to petition Z-6216, Pond Realty Trust,
65-66 Beacon Street, Boston, for a change in non-
conforming use for change of occupancy from 15
apartments, offices, and bank to 15 apartments,
offices, and dental offices in apartment (H-2-65)
and local business (L-2-65) districts, the Boston
Redevelopment Authority recommends approval. Pro-
posed dental offices are consistent with commercial
character of immediate area.



Z-6216

65-66 BEACON ST.

(B.P.)

Board of Appeal Referrals 5/12/83

Hearing: 5/24/83

Z-6218
Edward J. Ruel
1542 Columbus Avenue, Roxbury
near Center Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: change occupancy from prerelease house for 20 persons and office
to group care residence general and office.

Violation(s):

In variance with former decision of Board of Appeal.

In 1978, petitioner received approval for five years terminating December 31, 1983, for 20-person prerelease center under the jurisdiction of Massachusetts Department of Correction. Building is a former plumbing warehouse located in the Southwest Corridor near Jackson Square. No apparent problems in continuation of program.

VOTED: In reference to petition Z-6218, Edward J. Ruel, 1542 Columbus Avenue, Roxbury, for a variance for change of occupancy from prerelease house for 20 persons and office to group care residence general and office in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with following proviso: that use extend to lessee and expire upon sale or other disposition of property, but in no event shall the use extend beyond December 31, 1988.



1542 COLUMBUS AVE
(PROX.)

2-6218

STACK

PARKING
TANK
AREA

OSTACK

BICKFORD

WYMAN
PLACE
AVENUE

STREET

WISE
ST.

LA MARTINE

HARTFORD

STREET

PARKING AREA

PARKING AREA

PARKING AREA

PARKING AREA

PARKING AREA

PLAYGROUND

STREET

EXTENSION

STREET

LOADING

AVENUE

CENTRE

HIGH AND

MARCELLA

JOHN J

CONNOLLY

PLAYGROUND

BLEACHERS

BOSTON
PUBLIC
WORKS
YARD

ECHO STREET

RITCHIE

STREET

AMORY

STREET

COLUMBUS

COLUMBUS

Board of Appeal Referrals 5/12/83

Hearing: 5/24/83

Z-6220

Massachusetts Eye and Ear Infirmary
317-325 Cambridge Street, Boston
at Leverett Circle

Five-story structure

District(s): apartment H-4 general business industrial
residential local business waterfront
single family manufacturing

Purpose: change of occupancy from Edison transformer—switch gear station to office building; erect two-story addition.

Violation(s):

Professional offices are conditional use.

Floor area ratio is excessive.

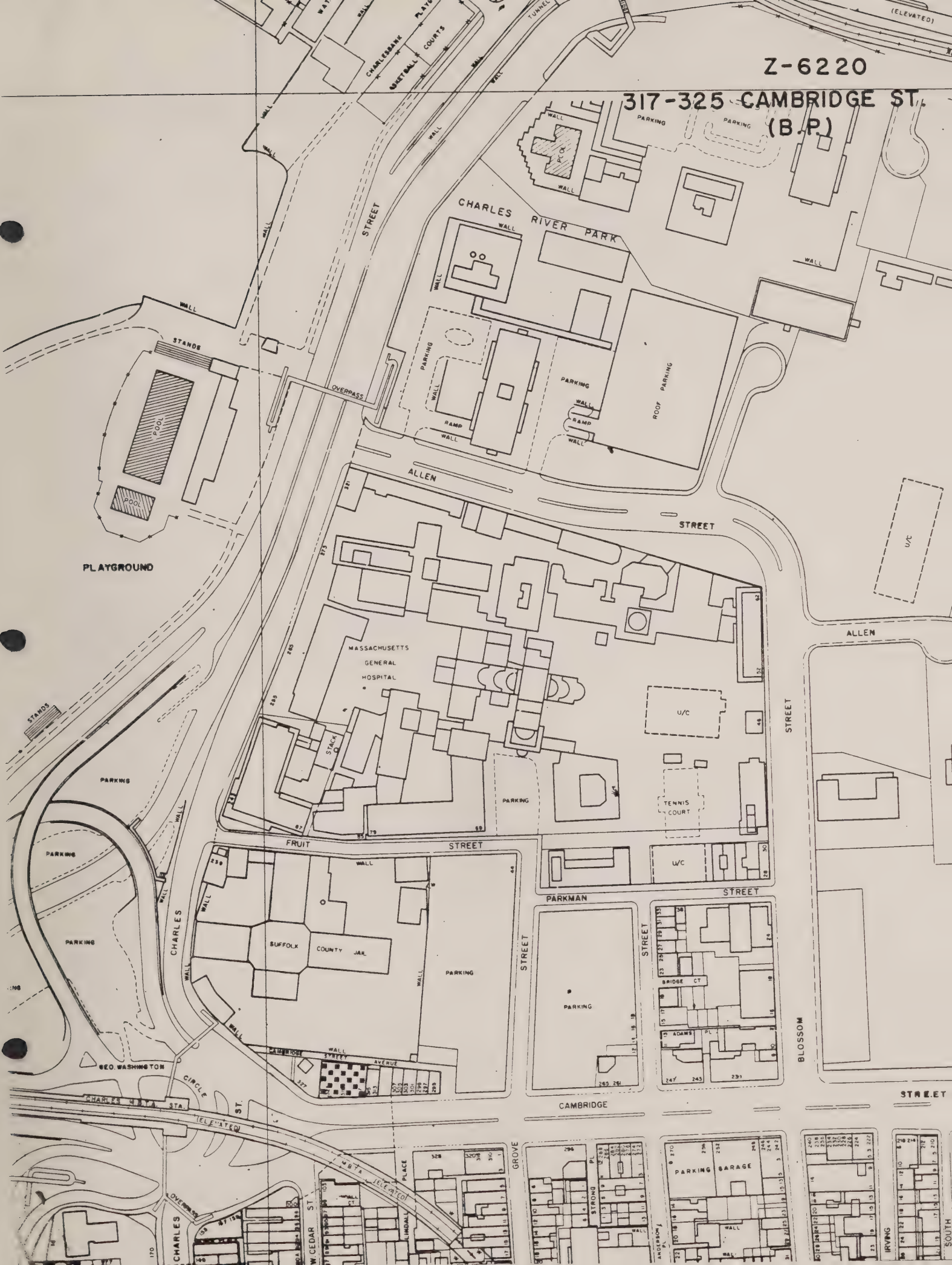
Setback of parapet is insufficient.

Physicians affiliated with adjacent Eye and Ear hospital will occupy proposed professional office building. Neighborhood does not oppose proposal.
Recommend approval with provisos.

VOTED: In reference to petition Z-6220, Massachusetts Eye and Ear Infirmary, 317-325 Charles Street, Boston, for a conditional use and three variances for change of occupancy from Edison transformer—switch gear station to office building in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval with the following provisos: that building retain property tax status; that plans be submitted for design review.

Z-6220

317-325 CAMBRIDGE ST.
(B.P.)



Board of Appeal Referrals 5/12/83

Hearing: 5/24/83

Z-6222
Boylston Partners
675-691 Boylston Street, Boston
at Exeter Street

Fourteen-story office building under construction

District(s): apartment _____ general business B-10-155 industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: reduce loading bay facilities from three to one.

Violation(s):

Off-street loading is insufficient.

One loading bay would not adequately accommodate trash pick-ups, service vehicles, and deliveries. Rear public alley is narrow. Two facilities would be acceptable. Recommend approval with proviso.

VOTED: In reference to petition Z-6222, Boylston Partners, 675-691 Boylston Street, Boston, for a variance to reduce loading bay facilities from three to one in a general business (B-10-155) district, the Boston Redevelopment Authority recommends approval with proviso that two loading bays be provided. One facility would not adequately accommodate trash pick-ups, service vehicles, and deliveries. Rear public alley is narrow.



Z-6222
675-691 BOYLSTON ST.
(B.P.)

Board of Appeal Referrals 5/12/83

Hearing: 5/24/83

Z-6224
819 Beacon Street Trust
809-821 Beacon Street, Boston
at Maitland Street

Parking lot

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

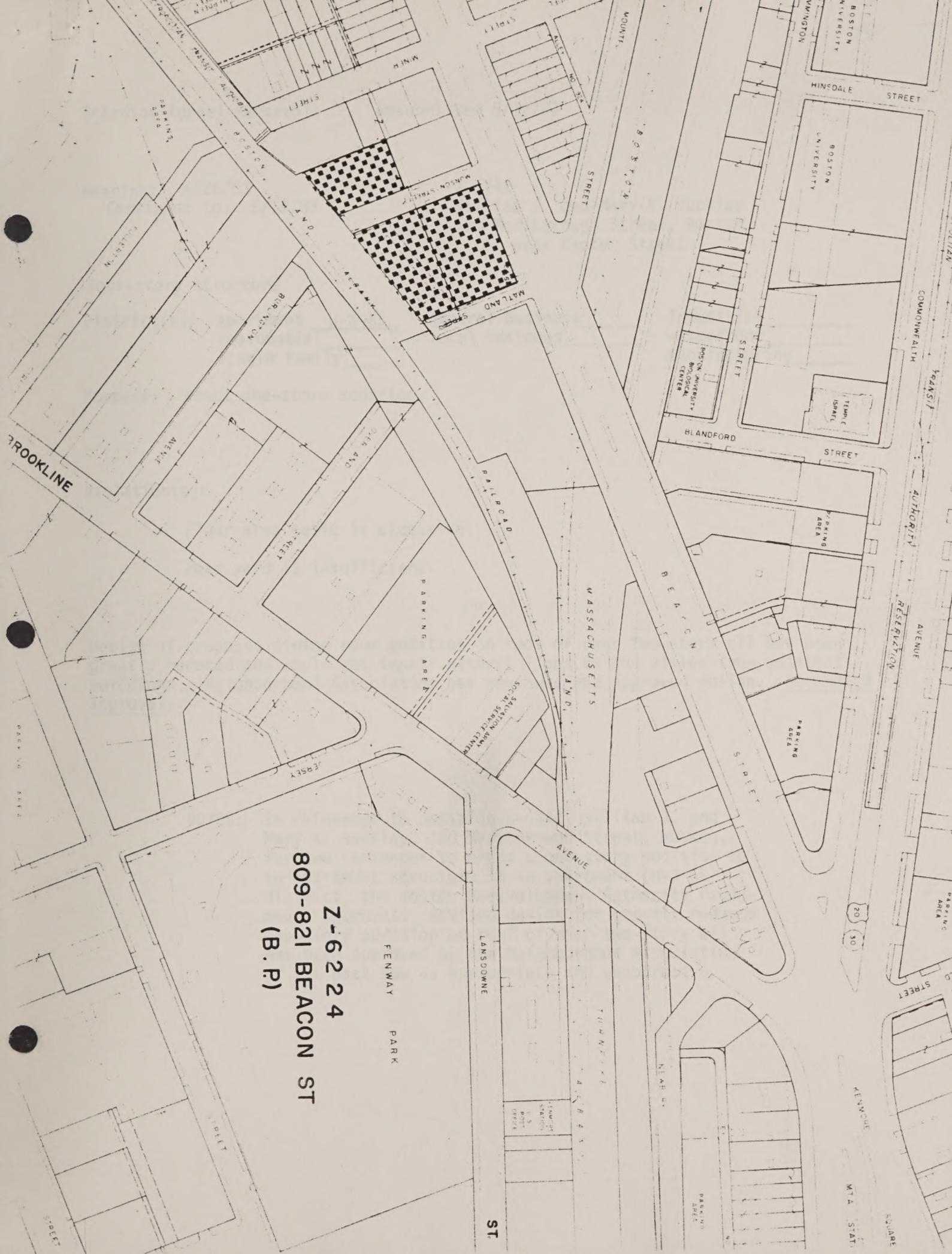
Purpose: increase capacity from 100 to 202 cars.

Violation(s):

Extension of nonconforming use.

Additional parking will tend to relieve serious traffic problems in congested Fenway area. Kenmore Association supports proposal. Recommend approval with proviso.

VOTED: In reference to petition Z-6224, 819 Beacon Street Trust, 809-821 Beacon Street, Boston, for extension of nonconforming use to increase capacity of open air parking lot from 100 to 202 cars in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided plans including circulation are submitted for design review.



Z-6224
809-821 BEACON ST
(B.P.)

FENWAY PARK

ST.

Board of Appeal Referrals

Resubmitted 5/12/83

Hearing: 4/26/83
Continued to: 5/17/83

Z-6142
William J. and Mary K. Buckley
180 Marlborough Street, Boston
near Exeter Street

Four-story structure

District(s):	apartment <u>H-3-65</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: erect one-story addition.

Violation(s):

Floor area ratio is excessive.

Rear yard is insufficient.

Design of proposed dining room addition on roof of rear two-story ell has been greatly reduced and would not impair natural light to and vision from adjacent buildings. Neighborhood Association has reviewed and approved design. Recommend approval.

VOTED: In reference to petition Z-6142, William J. and Mary K. Buckley, 180 Marlborough Street, Boston, for two variances to erect a one-story addition to an apartment structure in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Revised design for greatly reduced one-story addition on roof of rear two-story ell has been approved by the Neighborhood Association of the Back Bay as appropriate and unobtrusive.



STORROW

JAMES

STORROW

JAMES

STREET

MEMORIAL

BACK

BEACON

DARTMOUTH

MARLBOROUGH

AVENUE

AVENUE

FIRST BAPTIST CHURCH

COMMONWEALTH

COMMONWEALTH

PARKING

PRINCE SCHOOL

NEWBURY

COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF EDUCATION

COPLEY METHODIST CHURCH

OLD SOUTH CHURCH

BOYLSTON

Z-6142

180 MARLBOROUGH ST. (B.P.)

COPLEY SQUARE

TRINITY CHURCH

TRINITY PLACE

